

Presentation

Agenda Item #	3
Meeting Date	26 October 2005
Prepared By	Ilona Blanchard, Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Maisel Development Company - East Hampshire Development Proposal
Background	<p>The Maisel Development Company is proposing to build a self-storage building at the intersection of New Hampshire Avenue and Eastern Avenue. The company had an approved subdivision and permits to build, however, last February after a decision by the Planning Board the building permits and subdivision expired. The company is now preparing to apply for subdivision and site plan and will present the plan for the site to the Council for feed back before initiating the review process. The subdivision and site plan reviews will be concurrent processes. The Maisel Development Company has held a meeting with the Pinecrest Neighborhood and been in discussion with community leaders regarding the property.</p> <p>The proposal will be presented to Council for comments at minimum two additional times. These would be prior to the County Development Review Committee (DRC) and the Planning Board Hearing, in order that the City's recommendations be taken into account at the DRC and in the Planning Board's decision.</p>
Policy	<p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for subdivision and site plan applications in Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process. All properties that have proposed buildings across property must go through subdivision for consolidation.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>
Fiscal Impact	Not determined at this time
Attachments	None
Recommendation	Listen to the presentation and provide feedback regarding the proposed development
Special Consideration	